

CHAPTER 20.40

SPECIFIC PLAN DISTRICT

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20.40.010 Authority and Scope

The Planning Commission may, or if so directed by the City Council shall, prepare specific plans based on the General Plan and drafts of such regulations, programs, and legislation as may in its judgment be required for the systematic execution of the General Plan and the Planning Commission may recommend such plans and measures to the City Council for adoption according to the provisions of California Government Code Sections 65450 through 65550 which are incorporated herein by this reference as if fully set forth.

Such specific plans may include:

- A. Regulations limiting the location of buildings and other improvements with respect to existing or planned rights-of-way.
- B. Regulations of the use of land and buildings, the height and bulk of buildings, and the open spaces about buildings.
- C. Street and highway naming and numbering plans in order to establish the official names of streets and highways, to remove conflicts, duplication and uncertainty among such names, and to provide an orderly system for the numbering of buildings and properties.
- D. Such other matters which will accomplish the purposes of this chapter, including procedure for the administration of such regulations.
- E. Such other measures as may be required to insure the execution of the General Plan.

20.40.020 Effect of Chapter

The following regulations shall apply to all property within a district where the district symbol is combined with the SP - Specific Plan District symbol and all property within the SP - Specific Plan District, when applied as a separate district. In all cases the "SP" symbol shall be followed by a number to designate the specific plan (e.g., SP-1: Specific Plan Number 1) and the development that shall be permitted subject to provisions of the designated specific plan and the regulations of this chapter.

20.40.030 Specific Plan District as an Overlay District

The SP symbol may be applied as an overlay district (e.g., RSC-SP) where the specific plan regulations are intended to apply only to specific uses and development of land. In these cases, where the specific plan regulations may differ from the regulations of the base district, the regulations of the specific plan shall apply.

20.40.040 Specific Plan District: Land Use and Property Development Regulations

Any use or development of property within an SP District where the "SP" symbol is not combined with another district shall be in compliance with the regulations of the referenced specific plan.

20.40.050 Adoption or Amendment of Specific Plans

Specific plans shall be adopted and amended by code pursuant to the provisions of Chapter 20.94 of this code.

20.40.060 Site Plan Review Required

Projects shall require site plan review under the provisions of Section 20.92.020.

20.40.070 Use Permit Required

- A. Purpose. The City Council finds that development of office buildings exceeding 5,000 square feet in floor area in areas designated for specific plans for which a specific plan has not been adopted may conflict with the existing or contemplated character, appearance, use or design of said district, thereby precluding the implementation of the General Plan policies and objectives. The effect of this section is to require use permits for any proposed office building with a gross floor area exceeding 5,000 square feet in said areas to insure that the project conforms to the objectives of the General Plan.

- B. Use Permit Required. A use permit shall be obtained prior to the issuance of a building permit for any new office building exceeding 5,000 square feet gross floor area within an area designated on the land use plan of the General Plan for the development of a specific plan, for which a specific plan has not been adopted.
- C. Criteria for Use Permit. In addition to the provision of Chapter 20.91, in granting a use permit under this section, the Planning Commission, or City Council, if the matter is to be determined by the City Council shall find that:
1. The proposed office building is in keeping with the desired character of the specific plan area as identified by the General Plan;
 2. The proposed building is consistent with the General Plan policies; and
 3. The proposed use will not preclude the attainment of the specific plan objectives stated in the Land Use Element of the General Plan.